

**RUSH
WITT &
WILSON**



Furrows Maple Avenue, Bexhill-On-Sea, East Sussex TN39 4ST
£825,000

A very special detached house, situated in this highly sought after location of Bexhill, within a six minute walk to Cooden Beach Golf Club, Cooden Beach Train Station, Cooden Beach Tennis Club and Cooden Beach Itself.

Offering bright and spacious accommodation throughout, the property comprises, entrance lobby, stunning entrance hall, dining room, large dual aspect living room, modern fitted kitchen/breakfast room, additional side lobby, downstairs cloakroom, three double bedrooms with main bedroom benefitting from ensuite, and separate family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout.

Externally, the property is approached via a large, gated, private driveway providing parking for multiple vehicles, beautifully maintained and landscaped private gardens which come extensive in size and detached double garage with manually operated car turning wheel.

Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents to appreciate this substantial, detached family home. Council Tax Band F





Entrance Porch

With entrance door, radiator, tiled flooring.

Downstairs Cloakroom

Modern suite comprising wc with low level flush, two sets of double glazed windows to the side elevation, vanity unit with wash hand basin and mixer tap, radiator, tiled floor, tiled walls, cupboard housing the electric meter.

Entrance Hall

Stairs leading to first floor, radiator, under stairs storage cupboard, open arch leading to the dining hall.

Living Room

22'3" x 20'7" (6.80 x 6.29)

Dual aspect with double glazed windows to the front elevation and double glazed windows and French windows giving access to the side elevation, three double radiators, feature window seating , feature fireplace with log burning stove.

Dining Hall

17'9" x 14'9" (5.43 x 4.51)

Double glazed windows to the side elevation, double radiator.

Kitchen/Breakfast Room

26'2" x 15'3" (8.00 x 4.65)

A modern fitted kitchen with a range of matching wall and base level units with wooden straight edge worktop surfaces, double bowl sink with drainer and mixer tap, integrated double oven, four ring electric hob with extractor canopy above, space for freestanding fridge and freezer. Separate utility area with space and plumbing for washing machine and dishwasher, heated towel rail, tiled splashbacks, tiled flooring, double radiator, triple aspect with windows to both sides and rear elevations and door leading to side lobby.

Side Lobby

Stable door leading to the side driveway.

First Floor Landing

Double glazed window to the side elevation, radiator, access to loft space via loft hatch, cloaks cupboard, airing cupboard with slated shelving and housing the hot water cylinder and gas boiler.

Bedroom One

18'0" x 15'9" (5.49 x 4.82)

Dual aspect with windows to the front and side elevations with stunning views of the garden, radiator, built in wardrobe cupboard with hanging space and shelving, fitted bedroom furniture comprising dressing table and drawers. Large walk in wardrobe with hanging space and radiator.

En-Suite

Modern suite comprising wc with low level flush, bidet with mixer tap, vanity unit with wash hand basin and mixer tap, freestanding claw foot roll top bath with chrome taps and additional wall mounted chrome shower attachment and chrome showerhead, tiled floor, tiled walls with under floor heating, heated towel rail.

Bedroom Two

12'2" x 11'11" (3.73 x 3.65)

Double glazed windows to the side elevation, double radiator, built in wardrobe cupboards.

Bedroom Three

12'2" x 12'1" (3.73 x 3.69)

Dual aspect with double glazed windows to the side and rear elevations, radiator, built in wardrobe cupboards.

Bathroom

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, freestanding bath with chrome floor mounted tap and hand/shower attachment, wc with low level flush, shower with chrome wall mounted controls, chrome showerhead, dual aspect with windows to the side and two sets of double glazed windows to the rear elevation, tiled walls, tiled floor with under floor heating, heated towel rail.

Outside

Private Wrap Around Gardens

Extensive in size, beautifully established and maintained, various patio areas suitable for alfresco dining, plants, shrubs, flowers of various kinds, the garden is mainly laid to lawn, enclosed to all sides with fencing, timber framed summerhouse, greenhouse.

Driveway

Gated entrance providing access to large driveway leading to the detached double garage providing off road parking for multiple vehicles.

Detached Double Garage

With folding doors, manually operated car turntable.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

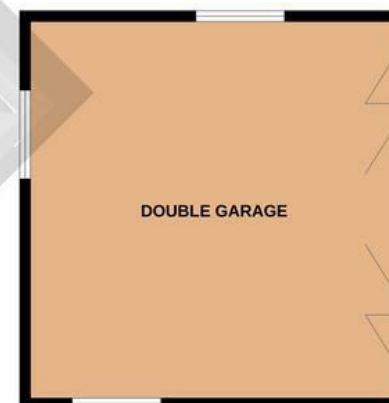




GROUND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



DETACHED GARAGE
398 sq.ft. (37.0 sq.m.) approx.



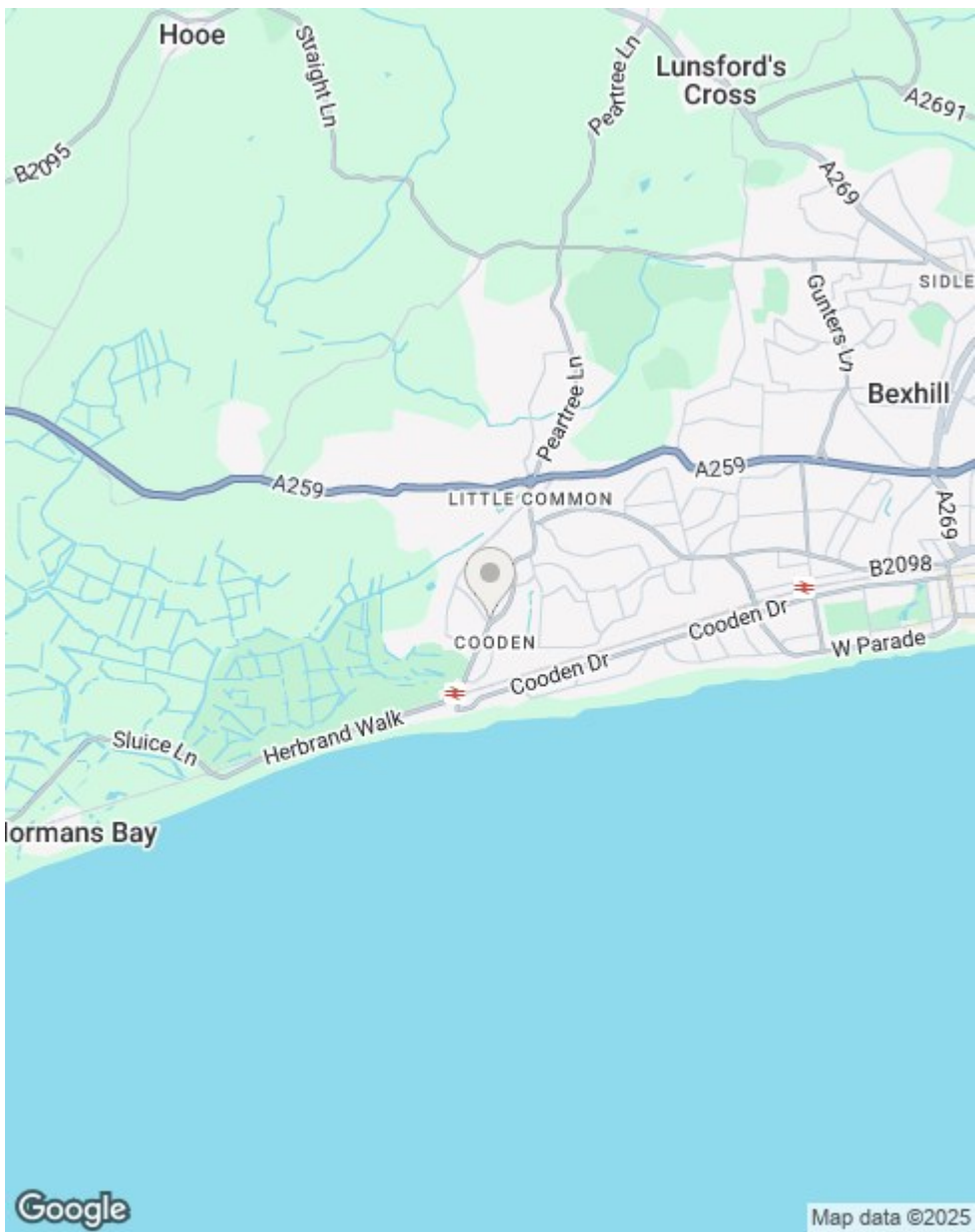
1ST FLOOR
883 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA : 2395 sq.ft. (222.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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